

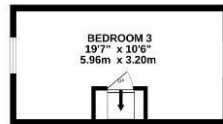


**Berrywood Road**  
Duston, Northampton

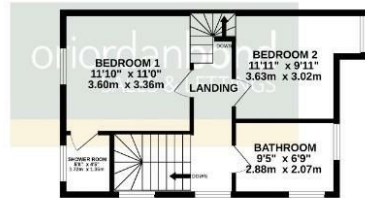
**oriordanbond**  
SALES & LETTINGS



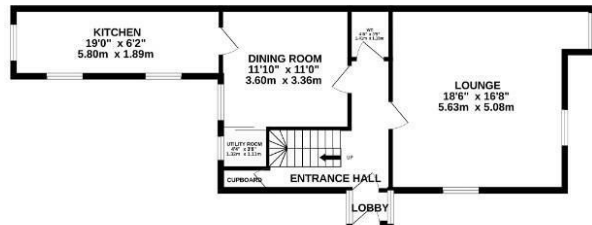
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 1299 sq.ft (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2004.

# Berrywood Road

Duston

NN5 6UZ

PRICE £395,000

A stunning and rarely available, individually constructed three bedroom semi-detached home is situated in the sought after area of Duston. The property was originally constructed in the 1880's and is set on a generous and extremely private plot, close to many local amenities and well regarded schools.

The accommodation comprises entrance porch with original period floor tiles, large entrance hall with storage cupboards, cloakroom/WC, spacious sitting room, dining room, utility/pantry housing a new boiler and contemporary kitchen. To the first floor is a large landing, two large double bedrooms with ensuite shower room to the master and a family bathroom. To the second floor is a further large double bedroom. Outside is ample off road parking for six vehicles to the front of the property with additional parking or scope for a garage to the rear. Located behind the secure double gates, the beautiful garden offers a large well-kept lawn, patio area and vegetable patch. Further benefits include period featured throughout, uPVC double glazing and gas radiator heating serviced via a newly fitted boiler. (A/1299/M)

## Additional information

- Council Tax Band: C
- Energy Efficiency Rating: E

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Duston North Sales

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